

166.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

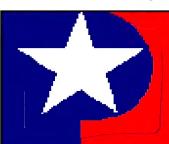
836,700 / 836,700

USE VALUE:

836,700 / 836,700

ASSESSED:

836,700 / 836,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		ASHLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ZASLOFF EVA &	
Owner 2: NELSON AARON	
Owner 3:	

Street 1: 21 ASHLAND ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARSON DOUGLAS S -

Owner 2: LIFE ESTATE -

Street 1: 528 NORTH ST

Twn/City: OAKLAND

St/Prov: CA Cntry:

Postal: 94609

NARRATIVE DESCRIPTION

This parcel contains 8,744 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1907, having primarily Vinyl Exterior and 2122 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8744		Sq. Ft.	Site		0	70.	0.78	8									477,624						477,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							8744.000		354,500		4,600		477,600		836,700							
Total Card							0.201		354,500		4,600		477,600		836,700		Entered Lot Size					
Total Parcel							0.201		354,500		4,600		477,600		836,700		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,500	4600	8,744.	477,600	836,700	836,700	Year End Roll	12/18/2019
2019	101	FV	276,800	4600	8,744.	477,600	759,000	759,000	Year End Roll	1/3/2019
2018	101	FV	286,300	4600	8,744.	423,000	713,900	713,900	Year End Roll	12/20/2017
2017	101	FV	286,300	4600	8,744.	354,800	645,700	645,700	Year End Roll	1/3/2017
2016	101	FV	286,300	4600	8,744.	354,800	645,700	645,700	Year End	1/4/2016
2015	101	FV	269,700	4600	8,744.	307,000	581,300	581,300	Year End Roll	12/11/2014
2014	101	FV	269,700	4600	8,744.	296,800	571,100	571,100	Year End Roll	12/16/2013
2013	101	FV	268,700	4600	8,744.	282,500	555,800	555,800		12/13/2012

Parcel ID

166.0-0001-0003.0

!12841!

PRINT

Date Time

12/11/20 02:52:29

LAST REV

Date Time

08/09/18 15:31:06

apro

12841

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARSON DOUGLAS	59746-587		8/13/2012		600,000	No	No		
CARSON DOUGLAS	49969-10		8/20/2007	Family		1	No	No	
	13542-422		9/1/1978		15,300	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2017	988	Det. Gar	24,000	C				
4/16/2013	549	Redo Bat	10,250	C				
6/11/1993	254		3,000					20X13 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	CC	Chris C
6/14/2013	Info Fm Prmt	EMK	Ellen K
11/13/2008	Meas/Inspect	189	PATRIOT
2/12/2000	Inspected	197	PATRIOT
12/28/1999	Mailer Sent		
12/9/1999	Measured	243	PATRIOT
3/1/1992		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	OF = SINK IN BMT.										
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:											
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: GREY	View / Desir:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:											
OthrFix: 1	Rating: Average	OthrFix: 1	Rating: Average	OthrFix: 1	Rating: Average	OthrFix: 1	Rating: Average											
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C+ - Average (+)	Year Blt: 1907	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1								
Alt %:	Jurisdict: G14	Fact: .	Const Mod:	Fpl:	Rating:	Other	Rating:	Level	FY LR DR D K FR RR BR FB HB L O									
Lump Sum Adj:				WSFlue: 1	Rating: Average	Upper	Rating:											
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL						
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	10 %	Name:	Total:	%	Name:	Interior:	1	7	3							
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:		Override:	Total: 26.4 %			Additions:										
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S						Kitchen:										
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1						Baths:										
% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	Adj Total: 481716	Plumbing:										
% Com Wall	% Sprinkled:			Depreciation: 127173	WtAv\$/SQ:	Juris. Factor: 1.00	Before Depr: 158.81	Electric:										
				Depreciated Total: 354543	AvRate:	Special Features: 0	Val/Su Net: 98.58	Heating:										
MOBILE HOME				Make:	Model:	Serial #:	Year:	Final Total: 354500	Ind. Val:	Val/Su SzAd: 167.06								
SPEC FEATURES/YARD ITEMS				PARCEL ID 166.0-0001-0003.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	18X19	A	AV	1930	22.31	T	40	101			4,600		4,600	
More: N	Total Yard Items:	4,600	Total Special Features:		Total:	4,600												
IMAGE 																		